



Date:18-05-2026

To,  
The Manager  
Listing Department.  
BSE Limited P.J. Towers, Dalai Street,  
Fort, Mumbai- 400001,  
Scrip :513361  
Dear Sir/Madam,

**Sub: Disclosure regarding Corporate Presentation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 of India Homes Limited for the year ended FY 31stMarch, 2026.**

**Ref: Intimation under Regulation 30 and other applicable regulations of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015**

With reference to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please Find enclosed the Investor Presentation of India Homes Limited for the quarter & year ended 31<sup>st</sup> March, 2026.

The above-mentioned Investor Presentation will also be available on the website of the Company [www.indiahomesltd.com](http://www.indiahomesltd.com).

Kindly take the afore-mentioned submission on your records.

Thank You,  
Yours faithfully  
**For India Homes Limited**

Varun S. Gupta  
Managing Director  
(DIN:02938137)

## INDIA HOMES LIMITED

Registered Office  
India Steel Complex, Khopoli,  
Raigad, 410 203, Maharashtra.

Corporate Office  
304, Naman Midtown, SB Marg,  
Lower Parel, Mumbai - 400 013.

+91 22 62 304 304  
[www.indianhomesltd.com](http://www.indianhomesltd.com)  
[info@indiahomesltd.com](mailto:info@indiahomesltd.com)



INVESTOR PRESENTATION

MAY 2026 · MUMBAI

INDIA HOMES LIMITED

# Q4 & FY 26

*A defining year — from stainless-steel manufacturing to  
Mumbai real estate redevelopment.*

REPORTING PERIOD

April 2025 – March 2026

LISTING

BSE

SECTOR

Real Estate

AUDITED STANDALONE RESULTS

NOTICE

# Forward-looking statements & safe-harbour

This presentation has been prepared by India Homes Limited solely to provide information about the Company to its stakeholders. No representation or warranty, express or implied, is made as to and no reliance should be placed on the fairness, accuracy, completeness or correctness of such information or opinions contained herein.

None of the Company nor any of its respective affiliates, advisers or representatives shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising from any use of this presentation or its contents or otherwise arising in connection with this presentation.

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Actual results may differ materially from these forward-looking statements due to a number of factors, including future changes or developments in the Company’s business, its competitive environment, information technology, and the political, economic, legal and social conditions in India.

This presentation does not constitute an offer or invitation to purchase or subscribe for any shares in the Company and neither any part of it shall form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

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ABOUT · JOURNEY · STRENGTHS

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PORTFOLIO · PIPELINE · CSR

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MANAGEMENT COMMENTARY

# A defining year of transformation.



Mr. Varun S. Gupta

MANAGING DIRECTOR · INDIA HOMES LTD

FROM THE MANAGING DIRECTOR

“

FY26 marks a defining year for India Homes. We have completed the Company's strategic pivot from stainless-steel manufacturing to Mumbai real estate redevelopment — signing a landmark joint venture with the Lloyds Group at Khopoli, fully repaying our borrowings with Kotak Mahindra Bank, and reaching a One-Time Settlement with J.C. Flowers ARC to resolve our remaining secured debt.

With our debt position substantially resolved, a focused operating model and a visible launch pipeline across Wadala, Matunga, Chembur and Khopoli, the Company is now positioned to scale a high-margin, asset-light redevelopment business — and deliver meaningful value to shareholders in the years ahead.

THEME

Transformation

REPORTING

Q4 · FY26

FOCUS

Mumbai redevelopment

SECTION ONE

# OI

## Quarterly highlights

FINANCIAL SNAPSHOT · Q4 & FY26



AUDITED STANDALONE RESULTS

# Financial snapshot

ALL FIGURES IN ₹ CRORES  
UNLESS STATED · ( ) DENOTES LOSS

Quarterly comparison	QUARTER ENDED 31 MAR	
	Q4 FY26	Q4 FY25
METRIC		
REVENUE FROM OPERATIONS	₹ 24.48	₹ 0.01
EBITDA	₹ 24.68	(₹ 0.77)
PROFIT AFTER TAX	₹ 22.85	(₹ 3.30)
EPS · ₹ PER SHARE	0.57	(0.08)

Full-year comparison	YEAR ENDED 31 MAR	
	FY26	FY25
METRIC		
REVENUE FROM OPERATIONS	₹ 24.50	₹ 0.01
EBITDA	₹ 23.35	(₹ 4.58)
PROFIT AFTER TAX	₹ 18.66	(₹ 13.39)
EPS · ₹ PER SHARE	0.47	(0.34)

EBITDA = profit before tax + finance costs + depreciation & amortisation. Real estate activities contributed ₹24.25 Cr of revenue in Q4 / FY26; prior-period comparisons reflect the Company's pivot from stainless-steel manufacturing.

SECTION TWO

02

FY26

transformation

FROM STEEL TO REAL ESTATE



A DEFINING YEAR

# From steel to real estate

Key milestones in the pivot from stainless-steel manufacturing to Mumbai real estate — five moves that reshaped the balance sheet, the brand and the roadmap.

MAY 2025

## JV MOU signed

Memorandum of Understanding signed with the Lloyds Group to jointly develop the Company's land at Khopoli.

JUL 2025

## Dev. agreement executed

Development Agreement executed with Lloyds IHL LLP — the joint venture for the Khopoli project.

SEP 2025

## Debt repaid

Entire outstanding borrowings with Kotak Mahindra Bank repaid in full, freeing the balance sheet.

NOV 2025

## Rebranding

Company renamed India Homes Limited; the Board approves the real estate roadmap.

MAR 2026

## ARC settlement

One-Time Settlement reached with J.C. Flowers ARC to resolve all remaining secured borrowings; payout pending.

SECTION THREE

# 03

## Company overview

ABOUT · JOURNEY · FOOTPRINT



ABOUT US

# A Mumbai-focused redeveloper.

Unlocking value in land-scarce urban locations by transforming legacy assets into premium residential and mixed-use developments.

With over two decades of experience, we combine institutional capital with local partnerships to efficiently manage approvals, tenant rehabilitation, and project delivery – end-to-end.

KEY MICRO-MARKETS · MUMBAI

Matunga	Wadala
Chembur	Dadar

PRIME LOCATIONS

High-density redevelopment

DELIVERY DISCIPLINE

Approvals, build & costs

LOCAL PARTNERSHIPS

20+ years on the ground

DEMAND TAILWIND

Sustained Mumbai demand

20+

YEARS OF EXPERIENCE

4

PIPELINE PROJECTS

4

MUMBAI MICRO-MARKETS

Experience reflects the promoter group's combined track record in Mumbai real estate redevelopment.

JOURNEY SO FAR

# Seven decades of growth.

1950S → 2020S

Strategic phases and key milestones — from foundation through manufacturing, expansion and the FY26 pivot into Mumbai real estate.



— FY26 — Rebranded to *India Homes Limited*

SECTION FOUR

# 04

## Business overview

PORTFOLIO • PIPELINE • STRENGTHS • CSR



OUR BUSINESS

# Real estate redevelopment — our core.

We specialize in the redevelopment of legacy and under-utilized properties in prime Mumbai locations.

## 01 End-to-end execution

Approvals, design, tenant rehabilitation, construction and sales — managed in-house with disciplined delivery cadence.

## 02 Strong partner networks

Long-standing relationships with local partners, tenants and other stakeholders — built over two decades on the ground.

## 03 Disciplined approach

Transparency, quality, timely delivery and tight cost management — the operating system that protects margin.

## 04 Land-scarce focus

Operating in high-demand, supply-constrained micro-markets of Mumbai where redevelopment unlocks meaningful value.



IMAGE · ARTIST'S RENDERING FOR ILLUSTRATIVE PURPOSES

COMPLETED · ANDHERI

# The Link

A landmark mixed-use redevelopment in Andheri completed in 2011 – among the larger early projects in the promoter group's portfolio.

PROJECT YEAR	COMPLETION
Feb 2007	Jan 2011
CONSTRUCTION AREA	LOCATION
1,00,000 sq ft	Andheri, Mumbai



COMPLETED · WADALA

# Emgee Greens

A residential redevelopment in Wadala completed in 2007 – among the group’s largest projects by construction area and an early footprint in a core micro-market.

PROJECT YEAR

Mar 2002

COMPLETION

Oct 2007

CONSTRUCTION AREA

1,50,000 sq ft

LOCATION

Wadala, Mumbai



COMPLETED · MATUNGA

# Aden Court

A premium residential redevelopment in Matunga delivered in 2023 – the most recent completion in the promoter group’s portfolio.

PROJECT YEAR	COMPLETION
Jan 2018	Dec 2023
CONSTRUCTION AREA	LOCATION
1,25,000 sq ft	Matunga, Mumbai

PIPELINE & ONGOING PROJECTS

# What's next.

<h2>India Court</h2> <div style="text-align: right; border: 1px solid #c07040; padding: 2px 5px; display: inline-block;">PRE-LAUNCH</div>			<h2>King Court</h2> <div style="text-align: right; border: 1px solid #c07040; padding: 2px 5px; display: inline-block;">PRE-LAUNCH</div>		
LOCATION	CONSTRUCTION AREA	TIMELINE	LOCATION	CONSTRUCTION AREA	TIMELINE
Wadala	~75,000 sq ft	~3 years	Matunga	~1,50,000 sq ft	~3 years
<h2>Duke Court</h2> <div style="text-align: right; border: 1px solid #c07040; padding: 2px 5px; display: inline-block;">PRE-LAUNCH</div>			<h2>Waterfall Enclave</h2> <div style="text-align: right; border: 1px solid #c07040; padding: 2px 5px; display: inline-block;">JV · LLOYDS</div>		
LOCATION	CONSTRUCTION AREA	TIMELINE	LOCATION	CONSTRUCTION AREA	TIMELINE
Chembur	~5,00,000 sq ft	~4 years	Khopoli	~60 lakh sq ft	Multi-phase

Some projects above are part of the promoter group portfolio and may be developed via India Homes, joint ventures, or group entities. Timelines and scope are indicative.

INVESTMENT THESIS

# Key competitive strengths.

Eight reasons India Homes is emerging as a scalable, high-growth real estate business.

<p>01 · LAND</p> <p><b>Strategic land bank</b></p> <p>Significant embedded value with strong monetization potential across Khopoli, Wadala, Matunga and Chembur.</p>	<p>02 · VALUE</p> <p><b>Value unlock through development</b></p> <p>Redevelopment economics turn under-utilized legacy assets into premium residential and mixed-use product.</p>	<p>03 · PIVOT</p> <p><b>Turnaround &amp; transformation story</b></p> <p>FY26 marks the decisive shift from stainless-steel to real estate – debt resolved, JV signed, brand reset.</p>	<p>04 · PEOPLE</p> <p><b>Experienced promoter group</b></p> <p>Two decades of execution, deep local relationships and a delivered portfolio across Mumbai micro-markets.</p>
<p>05 · MIX</p> <p><b>Shift to high-margin business</b></p> <p>Redevelopment generates structurally higher margins than the previous manufacturing portfolio.</p>	<p>06 · ASSETS</p> <p><b>Integrated asset advantage</b></p> <p>Group ownership of land and execution capability enables faster, more capital-efficient builds.</p>	<p>07 · MODEL</p> <p><b>Flexible development model</b></p> <p>Mix of direct development, JVs and group-entity execution – capital-efficient and risk-shared.</p>	<p>08 · RETURNS</p> <p><b>Strong investor upside</b></p> <p>Asset-light, high-return real estate model with visible launch pipeline and a clean balance sheet.</p>

CSR & SOCIAL IMPACT

# Inclusive & sustainable development.

FLAGSHIP INITIATIVE

# OI

## Promoter-led educational institution.

*Shri Banshidhar Aggarwal School · Wadala, Mumbai*

Our promoters are actively involved in running Shri Banshidhar Aggarwal School in Wadala – providing quality education and contributing directly to community development in one of our core micro-markets.

LOCATION

Wadala, Mumbai

FOCUS

Education & community

02

### Education for underprivileged students

Financial assistance to students from economically weaker sections, with a focus on rural, remote and conflict-affected regions.

03

### Educational materials

Regular distribution of books, notebooks and study materials to promote education and reduce dropout rates.

04

### Merit scholarships

Scholarships to academically bright students – encouraging excellence and supporting higher education opportunities.

05

### Healthcare & community welfare

Organization of blood donation camps and participation in community health initiatives to support public healthcare needs.

Q4 & FY26 · INDIA HOMES LIMITED

Thank  
*you.*

INDIA HOMES LIMITED

[www.indiahomesltd.com](http://www.indiahomesltd.com)

[info@indiahomesltd.com](mailto:info@indiahomesltd.com)

INVESTOR & MEDIA RELATIONS

Adfactors PR Pvt. Ltd.

CONTACT 01

Rahul Trivedi

[rahul.trivedi@  
adfactorspr.com](mailto:rahul.trivedi@adfactorspr.com)

CONTACT 02

Nishita Bhatt

[nishita.bhatt@  
adfactorspr.com](mailto:nishita.bhatt@adfactorspr.com)

CONTACT 03

Vivek Sahu

[vivek.sahu@  
adfactorspr.com](mailto:vivek.sahu@adfactorspr.com)